

# **Town Board Minutes**

## **The Municipal Review Committee**

November 7, 2016

Meeting No. 33

A joint meeting of the Town Board and the Planning Board of the Town of Lancaster, New York, acting as the Municipal Review Committee, was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 7<sup>th</sup> day of November 2016, at 6:15 PM and there were:

**PRESENT:** JOHN ABRAHAM, COUNCIL MEMBER  
DAWN GACZEWSKI, COUNCIL MEMBER  
RONALD RUFFINO, COUNCIL MEMBER  
MATTHEW WALTER, COUNCIL MEMBER  
JOHANNA COLEMAN, SUPERVISOR  
REBECCA ANDERSON, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
KRISTIN MCCracken, PLANNING BOARD MEMBER  
MELVIN SZYMANSKI, PLANNING BOARD MEMBER

**ABSENT:** LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

**ALSO PRESENT:** DIANE TERRANOVA, TOWN CLERK  
KEVIN LOFTUS, TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
ROBERT HARRIS, ENGINEER, WM. SCHUTT & ASSOCIATES

### **PURPOSE OF MEETING:**

This joint meeting of the Town Board and Planning Board of the Town of Lancaster was held for the purpose of acting as a Municipal Review Committee for two (2) actions.

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY  
REVIEW (SEQR) OF THE**

**Buffalo Suburban Church Parking Lot Expansion**

The Municipal Review Committee reviewed the Short Environmental Assessment Form on the Buffalo Suburban Church Parking Lot Expansion Addition matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled “Part 2 Environmental Assessment” which was provided to each member.

**PLEASE TAKE NOTICE**, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately .99 acres.

The location of the premises being reviewed is 5580 Genesee Street, Lancaster, New York 14086, Erie County.

This project is the paving of an existing stone parking lot and expansion to create a total of 114 parking spaces. New site LED site lighting, a new dumpster enclosure and piping of the Genesee Street ditch are also included in the project. The portion of the site where the project will take place is currently a stone parking lot.

THE FOLLOWING MOTION WAS OFFERED BY  
PLANNING BOARD MEMBER MCCracken  
WHO MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER Walter, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Buffalo Suburban Church parking lot expansion matter identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project and issue a Negative Declaration.

**REASONS SUPPORTING RECOMMENDATION**

- 1. The proposed action will not create a material conflict with an adopted land use plan or zoning regulations.
- 2. The proposed action will not result in a change in the use or intensity of use of land.
- 3. The proposed action will not impair the character or quality of the existing community.
- 4. The Town of Lancaster has not established a Critical Environmental Area (CEA).
- 5. The proposed action will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway.
- 6. The proposed action will not cause an increase in the use of energy or fail to incorporate reasonably available energy conservation or renewable energy opportunities.
- 7. The proposed action will not impact existing public/private water supplies or public/private wastewater treatment utilities.
- 8. The proposed action will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources.
- 9. The proposed action will not result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora or fauna).
- 10. The proposed action will not result in an increase in the potential for erosion, flooding or drainage problems.
  - A flood plain development permit will be required.
- 11. The proposed action will not create a hazard to environmental resources or human health.

**BE IT FURTHER**

**RESOLVED**, that the MRC’s recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

|                                    |            |     |
|------------------------------------|------------|-----|
| COUNCIL MEMBER ABRAHAM             | VOTED      | YES |
| COUNCIL MEMBER GACZEWSKI           | VOTED      | YES |
| COUNCIL MEMBER RUFFINO             | VOTED      | YES |
| COUNCIL MEMBER WALTER              | VOTED      | YES |
| SUPERVISOR COLEMAN                 | VOTED      | YES |
| PLANNING BOARD MEMBER ANDERSON     | VOTED      | YES |
| PLANNING BOARD MEMBER GORSKI       | VOTED      | YES |
| PLANNING BOARD MEMBER KEEFE        | VOTED      | YES |
| PLANNING BOARD MEMBER KORZENIEWSKI | WAS ABSENT |     |
| PLANNING BOARD MEMBER MCCRACKEN    | VOTED      | YES |
| PLANNING BOARD MEMBER SZYMANSKI    | VOTED      | YES |
| PLANNING BOARD CHAIRMAN CONNELLY   | WAS ABSENT |     |

The Motion to Recommend was thereupon adopted.

**November 7, 2016**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY  
REVIEW (SEQR) OF THE**

**Superior Pallets**

The Municipal Review Committee reviewed the Short Environmental Assessment Form on the Superior Pallets matter with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled “Part 2 Environmental Assessment” which was provided to each member.

**PLEASE TAKE NOTICE**, that the Municipal Review Committee of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR § 617.7, and further recommends that the lead agency issue a Negative Declaration for the purposes of Article 8 of the Environmental Conservation Law in accordance with § 617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 7.0 acres.

The location of the premises being reviewed is 3981 Walden Avenue, Lancaster, New York 14086, Erie County.

This project is the site plan modification and special use permit for mulch shredding and processing.

THE FOLLOWING MOTION WAS OFFERED  
BY COUNCIL MEMBER ABRAHAM, WHO  
MOVED ITS ADOPTION, SECONDED BY  
COUNCIL MEMBER GACZEWSKI, TO WIT:

That the Municipal Review Committee has reviewed the potential environmental impacts associated with the Superior Pallets matter identified in the Environmental Assessment Form, and, under the criteria for determining significance identified in 6 NYCRR § 617.7(c)(1) and in accordance with 6 NYCRR § 617.7(c)(2) and (3) for the reasons indicated below based on the discussion of each criterion specified in 6 NYCRR § 617.7(c)(1), the Project will not have a significant adverse impact on the environment and therefore recommends that the Town Board finds that there are no significant adverse impacts from the proposed project and issue a Negative Declaration.

**REASONS SUPPORTING RECOMMENDATION**

- 12. The proposed action will not create a material conflict with an adopted land use plan or zoning regulations.
- 13. The proposed action will not result in a change in the use or intensity of use of land.
- 14. The proposed action will not impair the character or quality of the existing community.
- 15. The Town of Lancaster has not established a Critical Environmental Area (CEA).
- 16. The proposed action will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway.
- 17. The proposed action will not cause an increase in the use of energy or fail to incorporate reasonably available energy conservation or renewable energy opportunities.
- 18. The proposed action will not impact existing public/private water supplies or public/private wastewater treatment utilities.
- 19. The proposed action will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources.
- 20. The proposed action will not result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora or fauna).
- 21. The proposed action will not result in an increase in the potential for erosion, flooding or drainage problems.
- 22. The proposed action will not create a hazard to environmental resources or human health.

**BE IT FURTHER**

**RESOLVED**, that the MRC’s recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

|                                    |            |     |
|------------------------------------|------------|-----|
| COUNCIL MEMBER ABRAHAM             | VOTED      | YES |
| COUNCIL MEMBER GACZEWSKI           | VOTED      | YES |
| COUNCIL MEMBER RUFFINO             | VOTED      | YES |
| COUNCIL MEMBER WALTER              | VOTED      | YES |
| SUPERVISOR COLEMAN                 | VOTED      | YES |
| PLANNING BOARD MEMBER ANDERSON     | VOTED      | YES |
| PLANNING BOARD MEMBER GORSKI       | VOTED      | YES |
| PLANNING BOARD MEMBER KEEFE        | VOTED      | YES |
| PLANNING BOARD MEMBER KORZENIEWSKI | WAS ABSENT |     |
| PLANNING BOARD MEMBER MCCracken    | VOTED      | YES |
| PLANNING BOARD MEMBER SZYMANSKI    | VOTED      | YES |
| PLANNING BOARD CHAIRMAN CONNELLY   | WAS ABSENT |     |

The Motion to Recommend was thereupon adopted.

November 7, 2016

**ADJOURNMENT:**

ON MOTION OF COUNCIL MEMBER GACZEWSKI, AND  
SECONDED BY COUNCIL MEMBER WALTER, FOR ADJOURNMENT OF THE  
MEETING, which resulted as follows:

|                                    |            |     |
|------------------------------------|------------|-----|
| COUNCIL MEMBER ABRAHAM             | VOTED      | YES |
| COUNCIL MEMBER GACZEWSKI           | VOTED      | YES |
| COUNCIL MEMBER RUFFINO             | VOTED      | YES |
| COUNCIL MEMBER WALTER              | VOTED      | YES |
| SUPERVISOR COLEMAN                 | VOTED      | YES |
| PLANNING BOARD MEMBER ANDERSON     | VOTED      | YES |
| PLANNING BOARD MEMBER GORSKI       | VOTED      | YES |
| PLANNING BOARD MEMBER KEEFE        | VOTED      | YES |
| PLANNING BOARD MEMBER KORZENIEWSKI | WAS ABSENT |     |
| PLANNING BOARD MEMBER MCCRACKEN    | VOTED      | YES |
| PLANNING BOARD MEMBER SZYMANSKI    | VOTED      | YES |
| PLANNING BOARD CHAIRMAN CONNELLY   | WAS ABSENT |     |

The meeting was adjourned at 6:23 P.M.

Signed \_\_\_\_\_  
Diane M. Terranova, Town Clerk